

Lunenburg Assessed Valuations – FY2009

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Properly Calculating Your Real Estate Tax Increase

Step One: Find the line "Total Tax/Special Assessments"

Step Two: Subtract special assessments for sewer

This is your total tax for fiscal year 2009

Step Three: Find the top right line reading "Preliminary Real Estate Tax" and multiply this number times 2

This is your total tax for fiscal year 2008

The difference between FY08 and FY09 taxes represents your actual tax increase.

Properly Calculating Your Tax Increase

Commonly made mistakes in calculating your tax increase

- #1 Taking the amount due and multiplying times 4
- #2 Not subtracting the sewer betterment amount to isolate just the real estate tax amount

Properly Calculating Your Tax Increase

Important to Remember

In most cases your July 1st bill amount will decrease

To figure out by how much, take the fiscal year 2009 tax and divide by 4.

Properly Calculating Your Tax Increase

Example

Fiscal Year 2008 Total Tax: \$3,638.44

Preliminary FY2009 Tax (1/2 prior year tax): 1,819.22

Fiscal Year 2009 Tax & Special Assessment: 4,466.13

less Sewer Betterment (special asmt): 427.64

Fiscal Year 2009 Real Estate Tax: 4,038.49

2nd Half FY2009 Real Estate Tax Due: 2,219.27

Net Tax Increase: 400.05

1st Half FY 2010 Preliminary Tax Amount: 2,019.25

Revaluation Basics

- ▶ Assessors required to revalue annually
- ▶ Values based on historic, not current value
- ▶ FY09 values based on 2007 (and 2006) sales
- ▶ Revaluation Benchmark: assessment-to-sale ratios
- ▶ Testing for assessment inequities
- ▶ New value certification guidelines call for value simplification
- ▶ 2 new requirements: special adjustments must have market (sales) support, and be uniformly applied.

**First-hand look at lakefront
sales used in the fiscal year
2009 revaluation.**



Lunenburg Waterfront Values



16 FIRE RD 15A

Sold 7/25/2006

Price: \$210,000

08 Valuation: \$184,500

09 Valuation: \$208,600

Lunenburg Waterfront Values



148 HEMLOCK DR

Sold 4/11/2006

Price: \$216,000

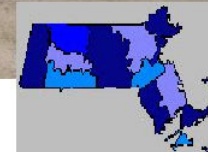
08 Valuation: \$201,700

09 Valuation: \$208,400

Lunenburg Waterfront Values



25 MAY ST



Sold 9/7/2007

Price: \$225,000

08 Valuation: \$218,200

09 Valuation: \$220,700

Lunenburg Waterfront Values



607 RESERVOIR RD

Sold 6/4/2007

Price: \$240,000

08 Valuation: \$265,900

09 Valuation: \$233,800

Lunenburg Waterfront Values



144 PENINSULA DR

Sold 7/16/2007

Price: \$249,500

08 Valuation: \$235,900

09 Valuation: \$245,300

Lunenburg Waterfront Values



4 SUNSET LANE

Sold 9/22/2006

Price: \$256,000

08 Valuation: \$250,700

09 Valuation: \$244,400

Lunenburg Waterfront Values



431 TOWNSEND HARBOR RD

Sold 9/29/2006

Price: \$269,000

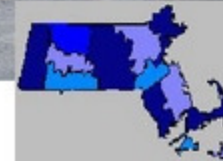
08 Valuation: \$230,400

09 Valuation: \$266,700

Lunenburg Waterfront Values



44 PINE ACRES RD



Sold 6/30/2006

Price: \$270,000

08 Valuation: \$292,400

09 Valuation: \$318,000

Lunenburg Waterfront Values



192 PENINSULA DR

Sold 6/29/2007

Price: \$285,000

08 Valuation: \$235,900

09 Valuation: \$246,800

Lunenburg Waterfront Values



41 HILLTOP LANE



Sold 3/28/2006

Price: \$322,000

08 Valuation: \$345,700

09 Valuation: \$379,300

Lunenburg Waterfront Values



181 PENINSULA DR

Sold 2/20/2007

Price: \$332,500

08 Valuation: \$251,300

09 Valuation: \$280,500

Lunenburg Waterfront Values



37 RUTH ST



Sold 1/27/2006

Price: \$350,000

08 Valuation: \$263,700

09 Valuation: \$279,500

Lunenburg Waterfront Values



73 HORIZON ISLAND RD

Sold 2/20/2007

Price: \$332,500

08 Valuation: \$251,300

09 Valuation: \$280,500

Lunenburg Waterfront Values



80 HORIZON ISLAND RD



Sold 12/28/2006

Price: \$409,000

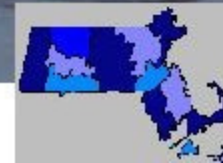
08 Valuation: \$346,000

09 Valuation: \$403,100

Lunenburg Waterfront Values



561 RESERVOIR RD



Sold 5/10/2006

Price: \$550,000

08 Valuation: \$479,000

09 Valuation: \$494,200

Post-revaluation 2008 Sales

Sales to be used in FY2010
interim valuations

Lunenburg Waterfront Values



129 PENINSULA DR

Sold 7/25/2008

Price: \$255,000

08 Valuation: \$238,900

09 Valuation: \$255,600

Lunenburg Waterfront Values



34 BROOKVIEW TERRACE

Sold 8/1/2008

Price: \$285,000

08 Valuation: \$236,000

09 Valuation: \$271,800

Lunenburg Waterfront Values



181 PENINSULA DR

Sold 11/21/2008

Price: \$307,000

08 Valuation: \$251,300

09 Valuation: \$280,500

Lunenburg Waterfront Values



149 ISLAND RD

Sold 10/15/2008

Price: \$356,000

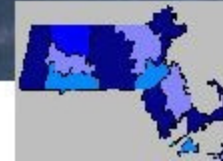
08 Valuation: \$382,600

09 Valuation: \$411,900

Lunenburg Waterfront Values



29 FIRE RD 10



Sold 10/15/2008

Price: \$450,000

08 Valuation: \$367,600

09 Valuation: \$374,400

Lunenburg Waterfront Values



140 FLYNN RD

Sold 3/7/2008

Price: \$535,000

08 Valuation: \$426,000

09 Valuation: \$439,800